

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,  
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:  
Special Permits (8-011 2J & 2L) Special Exceptions (9-011 2J & 2L)  
Cluster Subdivision (9-615 1G & 1N) Commercial Revitalization Districts (9-622 2A (12) & (14))  
Development Plans PRC District (16-302 3 & 4L) PRC Plan (16-303 1E & 1O)  
FDP P Districts (except PRC) (16-502 1F & 1Q) Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet \_\_\_\_\_.

3. Provide: Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
(e.g. dry pond A, mill trench, underground vault, etc.)						
Totals						

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.

Pond inlet and outlet pipe systems are shown on Sheet N/A.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet \_\_\_\_\_.  
Type of maintenance access road surface noted on the plat is \_\_\_\_\_ (asphalt, geoblock, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_\_.

7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1. **BMP's are not required. A waiver of SWM will be requested at TIME of site plan.**

8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.

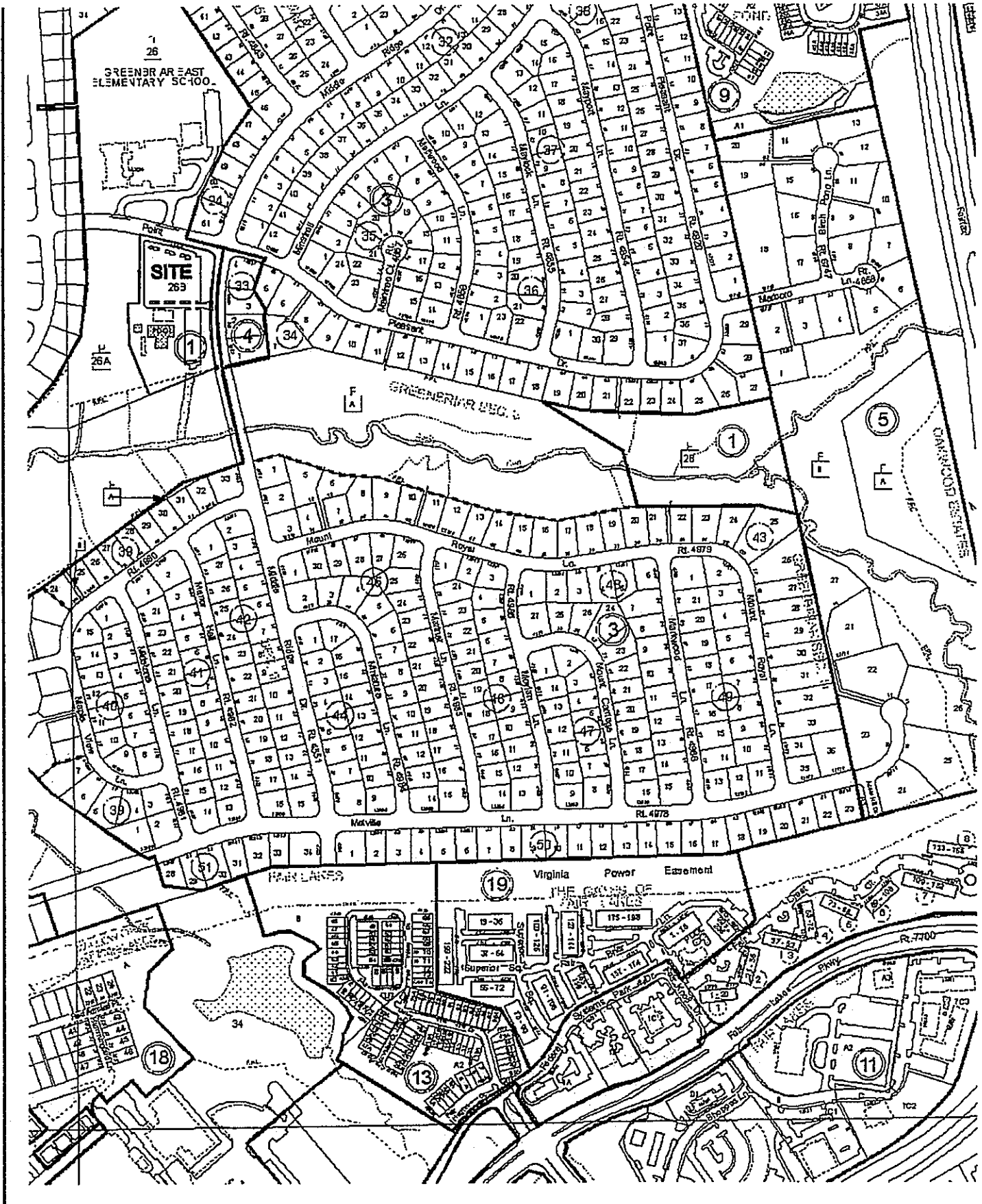
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet \_\_\_\_\_.

10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.

11. A submission waiver is requested for STORMWATER DETENTION.

12. Stormwater management is not required because \_\_\_\_\_  
Revised 2-21-2008

# SPECIAL PERMIT AMENDMENT GREENBRIAR POOL CLUB SPRINGFIELD DISTRICT FAIRFAX COUNTY, VIRGINIA



VICINITY MAP SCALE: 1" = 500'

Special Permit Amendment narrative:

The purpose of this special permit amendment is to show the installation of a 26' x 26' storage shed on the existing community swimming pool site. The area of the proposed shed was the former site of a temporary shed with wood decking surrounding it that was used for storage. The construction of the proposed shed will disturb less than 2,500 square feet. The impervious area that is generated as part of the construction of this shed will not increase the impervious area of the site prior to the construction of this shed. Therefore, the need for SWM/BMP is not applicable due to no increase in runoff. Additionally, adequacy of outfall is met through no additional increase in runoff.

The existing pool operates from 11 am to 9 pm from Memorial Day to Labor Day only. The maximum number of patrons at the pool at any given time is 248 and the minimum number of employees for operation is 2; however there are typically 5 employees on duty. The proposed shed will not increase the number of employees of the existing pool, thus there will be no impact to traffic. Based on calculation for parking, the estimated traffic for the community swimming pool will be approximately 82 vehicles in a peak hour assuming all patrons and employees were to change within one hour. With the layout of the parking and entrances there will be an even distribution of vehicles, 41, entering onto Point Pleasant Drive and Middle Ridge Drive. The peak traffic will occur at opening and at closing. The use of the existing pool is already defined under Special Permit Application #S-870-68 and was designed to serve the Greenbriar Community. The architecture of the storage shed has been designed to closely resemble the existing bathhouse for the pool. The existing bathhouse for the community swimming pool is a cinderblock building with brick FACADE and it will remain without change. The proposed shed will be wood construction with brick facade to match existing bathhouse. The shed will have no impact on the current use and conforms to the provisions of all applicable ordinances, regulations, and adopted standards. There are no variances or exceptions sought with this application. A stormwater detention waiver will be required at time of site plan. All outfalls enter directly into the floodplain WHICH has a drainage area of greater than 100 times the site area. All outfalls are stable with no visible signs of erosion.

The shed and loft area shall not be used to store any hazardous or toxic materials associated with pool operations. It is not know what if any chemicals that are toxic or hazardous are stored on the site. The shed and loft area will be used to store pool equipment such as pool covers and furniture when not in use.

The site is located in the cub run watershed.

The site contains a total of 3.52 acres, and the disturbed area is approximately 750 square feet.

The area of the improvements is devoid of trees. There are no trees in the vicinity of the disturbance, thus the plan is in conformance with the newly adopted tree preservation ordinance.

Archaeological review by the Fairfax County Park Authority is not required since the disturbance is less than 2,500 square feet and not located in a historic overlay district.

The existing building height is less than 35 feet and the proposed shed height is less than 35 feet. There are no trails on the site that are required by the Adopted Comprehensive Plan.

The only signs on the site that are free standing are those that delineate the handicapped parking spaces. There are no lighted signs on the site.

All structures that currently exist on the site will remain and were constructed beginning in 1968 and completed in 1969.

The Greenbriar Pool Club, Inc. is the owner of the property shown on tax map#45-4-1- 26b and recorded at db 3296 pg 530 among the land record of Fairfax County, Virginia and located at 13001 Point Pleasant Drive.

R-3C Yard Requirements  
Front: 20 feet  
Side: Side yard: 8 feet, but a total minimum of 20 feet  
Rear 25 feet  
Bulk Plan is not applicable  
Max. Building height = 35 feet

The Existing site area= 153,331 square feet  
The existing bathhouse has an approximate gross floor area = 2,592 square feet  
The existing FAR= 2,592 / 153,331 = 0.0169  
The proposed shed gross floor area = 676 square feet  
The proposed FAR= 2,592 + 676 / 153,331 = 0.0213  
The maximum allowed FAR is 0.25 for a private community swimming pool that is not a public use.

PARKING TABULATIONS

ZO 11-106-19. Swimming Pool, Community:  
One (1) space for every seven (7) persons lawfully permitted in the pool at one time, plus one (1) space per employee, subject to a lesser number determined by the Director which is in accordance with that number of members who are within a reasonable walking distance of the pool.

The maximum number of pool patrons =	248
Parking spaces required =	36
The number of employees per shift =	5
Parking spaces required =	5
Total parking spaces required =	41
Parking spaces provided =	141

## GENERAL NOTES:

THE PROPERTY SHOWN HEREON IS PRESENTLY IN THE NAME OF GREENBRIAR POOL CLUB INC. SHOWN ON TAX MAP#45-4-1- 26B AND RECORDED AT DB 3296 PG 530 AMONG THE LAND RECORD OF FAIRFAX COUNTY, VIRGINIA. THE SITE CONTAINS A TOTAL OF 3.52 ACRES.

NO TITLE REPORT FURNISHED

THIS ENGINEER DOES NOT CERTIFY TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES ON THIS SITE. CALL MISS UTILITY AT LEAST 48 HOURS PRIOR TO DIGGING FOR UTILITY LOCATIONS.

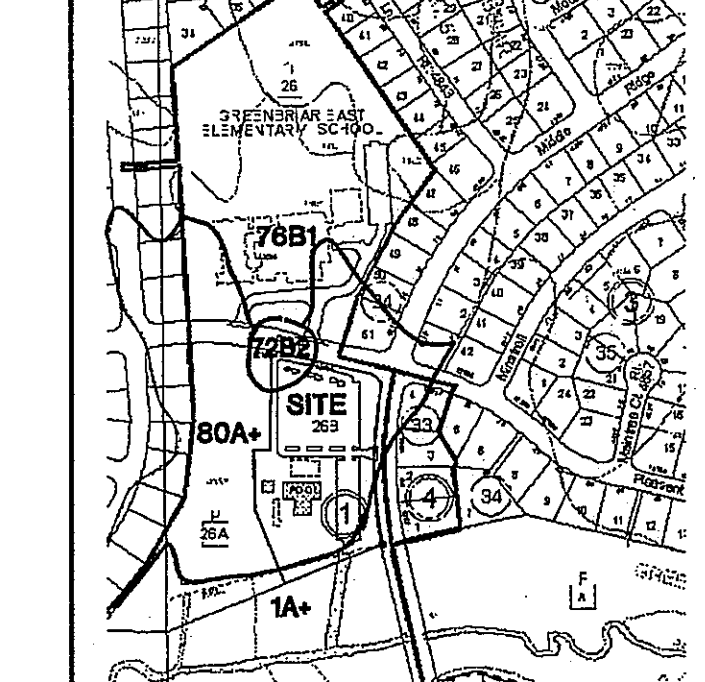
TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM COUNTY RECORDS, WHICH IS GENERATED FROM AERIAL METHODS.

TO THE BEST OF MY KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.

THERE IS NO WETLANDS OR EQC LOCATED IN THE SITE. THERE IS RPA LOCATED ON THE SITE AND NO CONSTRUCTION IS NOT WITHIN 100 FEET OF THIS RPA LIMIT.

THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

ALL EXISTING SITE IMPROVEMENTS ARE APPROXIMATELY LOCATED BASED ON AVAILABLE COUNTY RECORDS AND AS PREVIOUSLY APPROVED UNDER SPECIAL PERMIT APPLICATION #S-870-68.



SOILS MAP SCALE: 1" = 500'

SOIL #	Soil Name	Subsurface Drainage	Foundation Support	Slope Stability	Erosion Potential	Problem class
72.0000	Bucks	Good	Good	Good	Moderate	C
80.0000	Croton	Poor	Poor	Good	Slight	A
1.0000	Mixed Alluvial	Poor	Poor	Good	Slight	A

Application No. SPA 68-S-870

Approved  
*John F. Riddle*  
Chairman, Board of Zoning Appeals

## SHEET INDEX:

COVER SHEET  
SPECIAL PERMIT AMENDMENT PLAT

## OWNER/APPLICANT

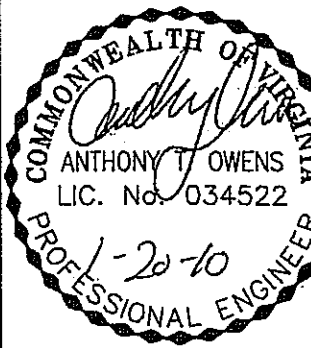
GREENBRIAR POOL CLUB INC.  
PO BOX 220293  
CHANTILLY, VA 20153

## ENGINEER

ANTHONY OWENS, PE  
4312 MARKWOOD LANE  
FAIRFAX, VA 22033  
703-209-5625

COVER SHEET  
**GREENBRIAR POOL CLUB**  
FAIRFAX COUNTY, VIRGINIA  
SPRINGFIELD DISTRICT

Per Comments from Shelby Johnson	REVISION	NO.	DATE



SCALE: AS SHOWN
DATE: 4/23/09
DRN BY: ATO
DES BY: ATO
RVW BY: ATO

SHEET  
**1**  
OF 2

